025.0	0002	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,076,700 /	1,076,700
					USE VALUE:	1,076,700 /	1,076,700
					ASSESSED:	1,076,700 /	1,076,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ONEILL DOROTHY R M/TRUSTEE
Owner 2:	DRONEILL FAMILY RLTY TRUST II
Owner 3:	
Street 1:	49 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ONEILL DOROTHY R -
Owner 2:	-
Street 1:	49 FAIRMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2825 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	616,400	4,300	456,000	1,076,700
Total Card	0.115	616,400	4,300	456,000	1,076,700
Total Parcel	0.115	616,400	4,300	456,000	1,076,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.10 | /Parcel: 381.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 025.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	616,500	4300	5,000.	456,000	1,076,800	1,076,800	Year End Roll	12/18/2019
2019	104	FV	453,700	4300	5,000.	484,500	942,500	942,500	Year End Roll	1/3/2019
2018	104	FV	453,700	4300	5,000.	353,400	811,400	811,400	Year End Roll	12/20/2017
2017	104	FV	394,500	4300	5,000.	307,800	706,600	706,600	Year End Roll	1/3/2017
2016	104	FV	394,500	4300	5,000.	262,200	661,000	661,000	Year End	1/4/2016
2015	104	FV	351,900	4300	5,000.	256,500	612,700	612,700	Year End Roll	12/11/2014
2014	104	FV	351,900	4300	5,000.	210,900	567,100	567,100	Year End Roll	12/16/2013
2013	104	FV	362,100	4300	5,000.	200,600	567,000	567,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEILL DOROTHY	59275-316		6/12/2012	Convenience	1	No	No		
NALLY CATHERINE	22014-515		5/7/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2013	606	Redo Kit	28,000	C				
1/24/2013	107	Redo Kit	63,000	C				
11/20/2003	1005	Redo Bat	14,380	C		G6	GR FY06	second floor bath
2/13/2003	93	Redo Bat	13,000	C		G6	GR FY06	1ST FLR BTH
6/12/2000	438	Siding	40,000					CDAR CLPBRD 1ST FL
1/10/2000	533	Porch	4,400					REPL RR LWR PORCH
6/15/1998	383	Manual	8,000					REPLACE FRONT PORC
4/25/1995	206	Manual	8,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
5/30/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/27/2009	Meas/Inspect	189	PATRIOT
6/25/2005	Permit Visit	BR	B Rossignol
3/29/2000	Inspected	276	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
4/6/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

16413

GIS Ref

GIS Ref

Insp Date

07/05/17

!2027!

PRINT

Date	Time
12/10/20	17:32:43

LAST REV

Date	Time
08/04/17	09:35:02

apro

2027

USER DEFINED

Prior Id # 1:	16413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06882727
Const Adj.:	0.98990101
Adj $ / SQ:	179.866
Other Features:	115500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691015
Depreciation:	74630
Depreciated Total:	616385

COMMENTS

OF=TOILET ON 2ND FLR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 6			Baths: 2				HB		

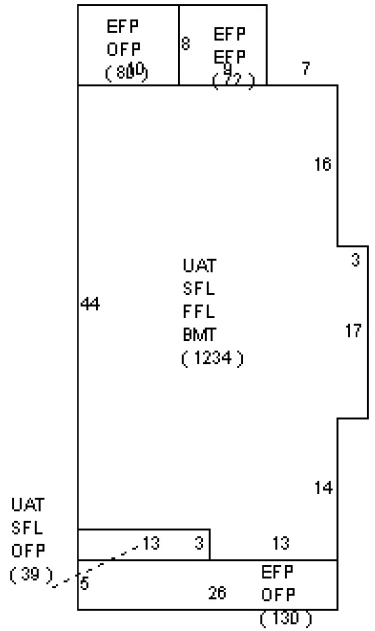
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.87
Special Features:	0	Val/Su Net:	132.22
Final Total:	616400	Val/Su SzAd	245.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,273	179.870	228,969
BMT	Basement	1,234	53.960	66,586
FFL	First Floor	1,234	179.870	221,954
EFP	Enclos Porch	354	34.560	12,235
UAT	Upper Attic	318	125.910	40,070
OFP	Open Porch	249	22.890	5,700

Net Sketched Area:	4,662			Total:	575,514
Size Ad	2507	Gross Are	5617	FinArea	2825

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1910	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300